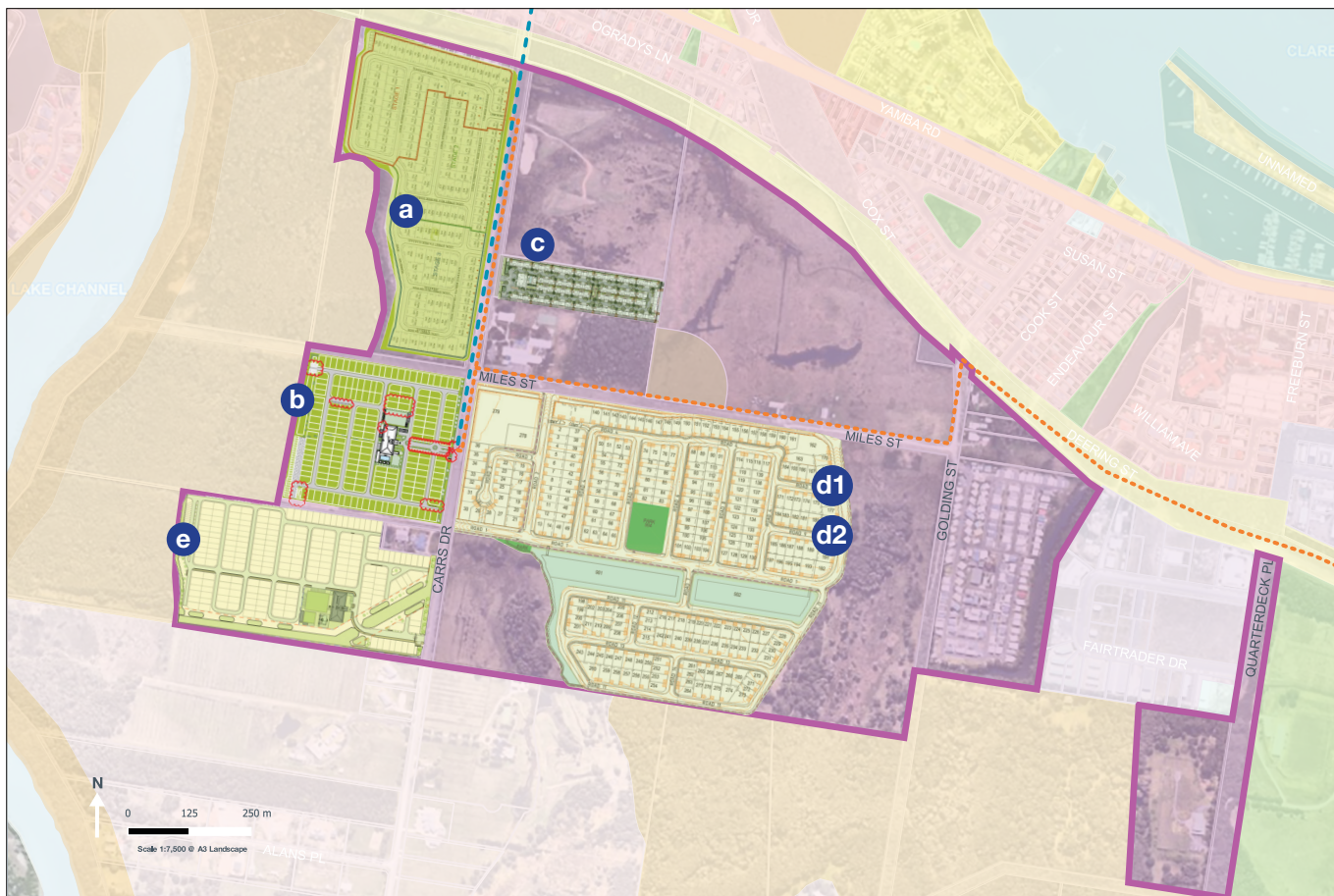


development update West Yamba

December 2023



This is a quarterly update for the community about planning and development in the West Yamba Urban Release Area. Council prepares this update with the aim of improving communication with our community about how development is progressing and being managed in this area.



KEY

- Water
- Sewer
- General residential
- West Yamba urban release area

a. Approved – 161 Lots over 3 Stages

SUB2014/0016 - Status: Under construction

- Civil Construction works in Stage 2 are nearing completion.
- Conditions require upgrading of Carrs Drive. Council holds a bond from the developer to ensure Carrs Drive will be upgraded.

b. Under Construction – 197 Manufactured homes

DA2018/0373 – Status: Under construction

- Haulage of material is complete. Internal civil and dwelling construction is under way for Stages 3 - 7.
- Upgrade to Carrs Drive south of Miles Street to the site access is completed. Future upgrades to Carrs Drive will be required as part of future stages.
- Approval to Operate has been issued for Stages 1 to 5.

c. Approved - 53 Senior living units and 2 lot subdivision

DA2020/0725 – Status: Construction not started

- Conditions require upgrading of Carrs Drive
- Filling of the site is required.

d1. Under Assessment –284 lot Subdivision

SUB2023/0001 – Status: Assessment

- This application seeks consent for 277 low density residential lots, 1 medium density residential development lot, 1 commercial development lot, 1 low density development lot, 3 drainage reserve lots and 1 open space reserve lot).
- Council has received additional information requested and exhibited the proposal in late 2023.
- Council has engaged third party hydraulic specialist to assist with flood impact and stormwater assessment.
- Council will assess the application and make a recommendation to the Northern Regional Planning Panel for determination.

d2. Approved – Earthworks and Filling of Land

DA2018/0553, DA2019/0492, DA2019/0181 – Status: Completed

- Filling of this site was undertaken from 2019 under three separate approvals.

e. Under Assessment – 216 Manufactured homes

DA2023/0241 – Status: Information Request

- Council has requested additional information on the proposal including urban design, stormwater, flooding and biodiversity. This information is yet to be provided by the applicant.
- Upon receiving this information Council will publicly exhibit the application for 28 days.
- In December 2023, the applicant commenced Deemed Refusal proceedings in the Land and Environment Court.

Key Issue: Road and pedestrian network status

- Council will require an integrated Pedestrian Access and Management Plan/s to support future developments in West Yamba.
- A collective Traffic Impact and Management Plan is required to be prepared for future development sites to the east of Carrs Drive.
- The Traffic Impact and Management Plan will be generally reflective of the road hierarchy plan as defined in Part X of the DCP.

Key Issue: Earthworks and filling

- The developers are required to repair ongoing damage to Carrs Drive caused by construction, including haulage of fill. Council and the developers are committed to ensuring the safety of Carrs Drive road users.
- Council holds bonds from the developers to ensure Carrs Drive is repaired.

Key Issue: Flooding and hydrology

- Council is thoroughly assessing flooding and hydrology impacts across West Yamba. Council has engaged an independent flood specialist to assist with assessment of SUB2023/000.
- Council has now adopted the Clarence Flood Model Update 2022 to include the most up-to-date information about floods, rainfall, climate change and infrastructure. This information is available through Council's website.
- Council will request that applicants with current and future development applications consider impacts associated with the new 2022 Flood Model.
- Council will undertake detailed assessment of the management of stormwater, both internal and external to development sites, as part of all future development applications.